

176.0

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Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

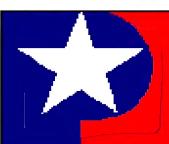
759,000 / 759,000

USE VALUE:

759,000 / 759,000

ASSESSED:

759,000 / 759,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		LANCASTER RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SMITH FREDERICK A J	
Owner 2:	
Owner 3:	

Street 1: 77 LANCASTER RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Postal:	
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NARRATIVE DESCRIPTION	
This parcel contains .159 Sq. Ft. of land mainly classified as Two Family with a Raised Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1960 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int














## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6930.000	319,500		439,500	759,000		118036
							GIS Ref
							GIS Ref
							Insp Date
							07/03/18

Total Card / Total Parcel

759,000 / 759,000

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Total AC/HA: 0.15909 Total SF/SM: 6930 Parcel LUC: 104 Two Family Prime NB Desc: ARLINGTON Total: 439,530 Spl Credit: Total: 439,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 18 - Raised Ranch	1	Rating: Average																			
Sty Ht: 1 - 1 Story		A Bath:	Rating:																		
(Liv) Units: 2	Total: 2	3/4 Bath: 1	Rating: Average																		
Foundation: 1 - Concrete		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																		
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																		
Sec Wall:	%	OthrFix:	Rating:																		
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1													
Color: BEIGE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:		Fpl: 1	Rating: Good			Other															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper															
Grade: C - Average		<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt: 1965	Eff Yr Blt:	Location:				Lvl 1															
Alt LUC:	Alt %:	Total Units:				Lower															
Jurisdct:	Fact: .	Floor:				Totals	RMs: 9	BRs: 4	Baths: 1	HB 1											
Const Mod:		% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Lump Sum Adj:		Name:				Exterior:	No Unit	RMS	BRS	FL											
<b>INTERIOR INFORMATION</b>				Phys Cond: GD - Good	18. %	Interior:	1	3	1												
Avg Ht/FL: STD		Functional:				Additions:	1	6	3												
Prim Int Wal 2 - Plaster		Economic:				Kitchen:															
Sec Int Wall:	%	Special:				Baths:															
Partition: T - Typical		Override:				Plumbing:															
Prim Floors: 4 - Carpet		Total: 18.6 %				Electric:															
Sec Floors:	%	<b>CALC SUMMARY</b>				Heating:															
Bsmnt Flr: 4 - Carpet		Basic \$ / SQ: 95.00				General:															
Subfloor:		Size Adj.: 1.35000002				Totals	2	9	4												
Bsmnt Gar: 1		Const Adj.: 0.98010004																			
Electric: 3 - Typical		Adj \$ / SQ: 125.698																			
Insulation: 2 - Typical		Other Features: 126750																			
Int vs Ext: S		Grade Factor: 1.00																			
Heat Fuel: 3 - Electric		NBHD Inf: 1.00000000																			
Heat Type: 13 - Radiant Elec		NBHD Mod:																			
# Heat Sys: 2		LUC Factor: 1.00																			
% Heated: 100	% AC:	Adj Total: 392447																			
Solar HW: NO	Central Vac: NO	Depreciation: 72995																			
% Com Wal	% Sprinkled	Depreciated Total: 319452																			
<b>MOBILE HOME</b>				Make:	Model:	Serial #:		Year:	Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 176.0-0002-0008.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:																				
Total Special Features: Total:																					